



Daniels Crescent, Long Sutton Spalding PE12 9DR

welcome to

Daniels Crescent, Long Sutton Spalding

This well presented semi detached house offers flexible accommodation for the new owners. Currently having a downstairs bedroom which could be utilised as a formal dining room or home office. With a modern kitchen/diner ideal for family activities or entertaining. Book your viewing.



Entrance Hall

having understair cupboard and stairs to first floor.

Lounge

14' 1" x 10' 4" (4.29m x 3.15m)

having media unit.

Kitchen/Diner

21' 1" x 10' 3" (6.43m x 3.12m)

having units at wall and base level, worksurface with inset sink. Space for oven with extractor over. Space and plumbing for washing machine.

Snug

15' 8" x 7' 5" (4.78m x 2.26m)

having media wall, electric fire and french doors leading to the garden.

Boot Room

11' 5" x 5' 4" (3.48m x 1.63m)

Downstairs Bedroom 4

9' 2" x 7' 8" (2.79m x 2.34m)

Wc

having low level WC.

Landing

having loft access.

Bedroom 1

13' 11" x 8' 3" (4.24m x 2.51m)

having 2 cupboards and a walk-in wardrobe area.

Bedroom 2

10' 4" x 8' 7" (3.15m x 2.62m)

Bedroom 3

9' 6" x 7' 4" (2.90m x 2.24m)

Shower Room

having shower cubicle, low level WC and wash hand basin. Heated towel rail.

Outside

the property sits back behind a good sized driveway offering off road parking for several cars. The enclosed rear garden is laid to patio and decking area with pergola over. With the remainder of the

garden being laid to lawn.



view this property online williamhbrown.co.uk/Property/LST107664



welcome to

Daniels Crescent, Long Sutton Spalding

- WELL PRESENTED SEMI DETACHED HOUSE IN THE HEART OF LONG SUTTON
- MODERN KITCHEN/DINER
- FOUR BEDROOMS
- AMPLE OFF ROAD PARKING & ENCLOSED REAR GARDEN
- WALKING DISTANCE OF SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£240,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107664



Property Ref:
LST107664 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01406 363224



longsutton@williamhbrown.co.uk



34 Market Place, Long Sutton, SPALDING,
Lincolnshire, PE12 9JF



williamhbrown.co.uk